

AGENDA	1
NUMBER:	
CASE NUMBER:	PZC 19-028
TYPE:	COMPREHENSIVE PLAN AMENDMENT



# Board of Trustees Memorandum March 12, 2020

## **For Consideration:**

The Planning and Zoning Commission recommends approval of the following:

1. Amend the Existing and Proposed Land Use Maps of the Adopted Comprehensive Plan (2013).

## **Recommended Actions:**

Approval.

## **I. Basis of Recommendation**

### **A. Background**

The East Quincy Corridor is made up of a core mix of business, public, institutional and government uses, such as the Westmont Chamber of Commerce, Township Highways property, Westmont Park District and Westmont School District Offices, Bales Lumber and Supply, IGE, Griffith Landscaping, and Kaybee Building Corp. At one point, the area was targeted as a future mixed-use area, containing a portion of downtown (these properties include Bales Ace Hardware and Westmont Centre), and high density residential uses (the properties to the east of Bales Lumber). A Transit Oriented Development (TOD) Study was developed in 2016 following the adoption of the Downtown Subarea Plan, as part of the adopted 2013 Comprehensive Plan.

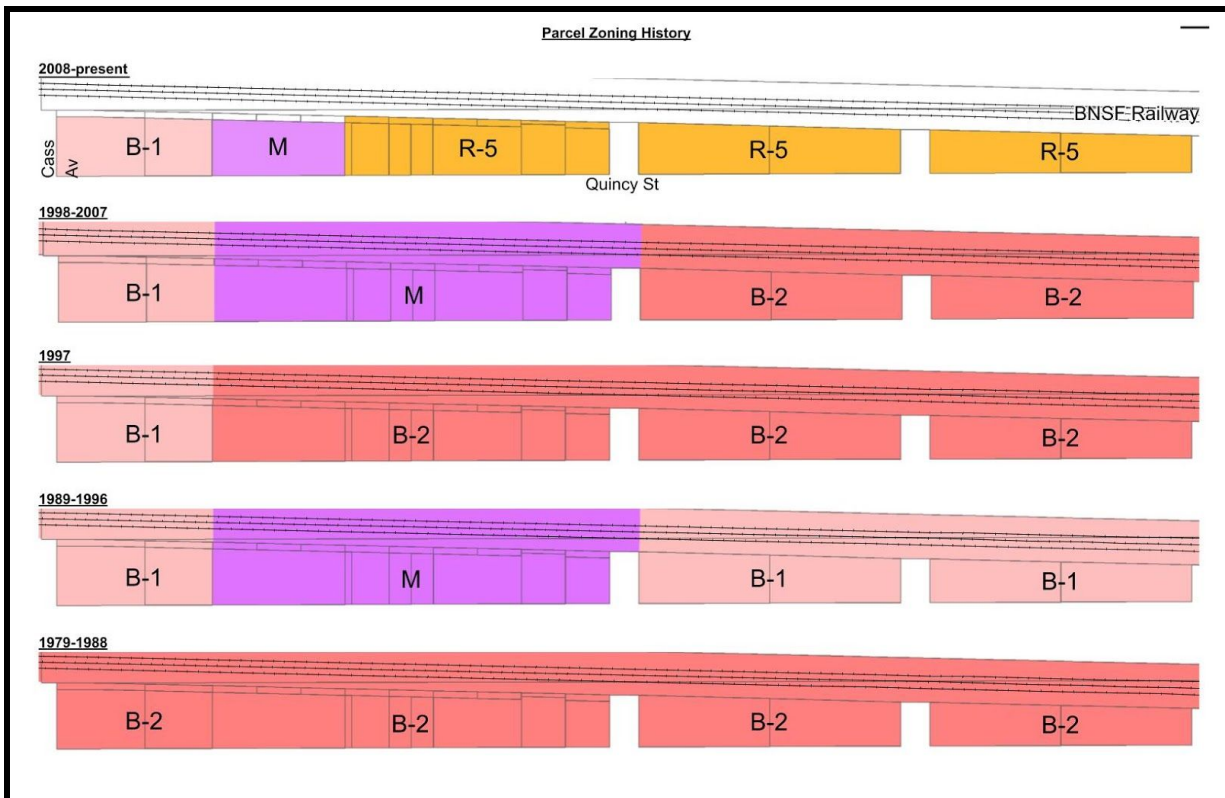
These documents indicate a desire to change, as the Subarea plan states, the “three-block area east of Cass Avenue currently hosting secondary retail, limited industrial, or public works uses that can transform over time into Downtown supportive housing, mixed-use,

and/or Downtown square.”

In this traditionally accepted scenario, the Westmont Public Works properties to the north of the BNSF railway line, as well as the Westmont Park District and Township Highway Properties on Quincy Avenue, would be relocated in order to welcome high density residential. For this reason, the area was rezoned to R-5 (General Residence), with some properties remaining Manufacturing and Limited Business (Ace Hardware and Westmont Centre).



Aerial map with owner information, existing land uses and current zoning districts



### Historical zoning districts

#### B. Critical Issues

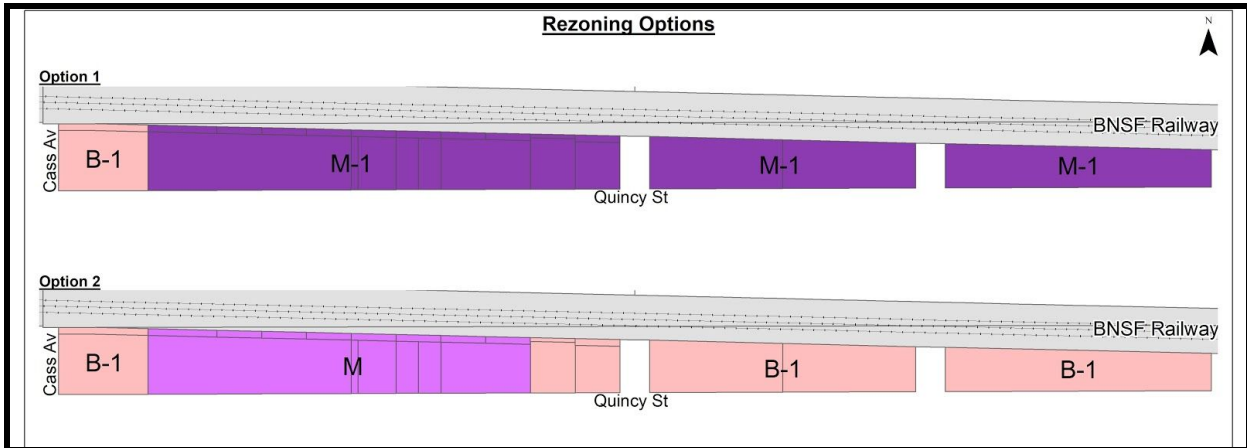
Over time, it has become clear that a combination of policy and market factors is not supporting a move to high density residential at this precise location. Most recently, a brand new Public Works facility is under construction north of the BNSF rail lines, further establishing the existing public sector uses as more permanent in nature. Additionally, a review of the environmental issues in the area, and the market requirements that would support high density housing along the edge of the railroad lines, paint a picture conducive to fortifying the established uses.

Current stakeholder discussions indicate that the history of the area as industrial in nature, with closely related uses, continue to find support through policy documents, such as the Comprehensive Plan, and implementation tools, such as through the zoning map.

The Community Development Department was charged with the task of developing a limited number of scenarios as the basis for a rezone initiative for this corridor. This rezone initiative is limited to the area along the north side of East Quincy Street, bounded by Cass Avenue to the West and Richmond Avenue to the East (Village Limits).

The following are some options and scenarios that have been discussed by staff, the Village

**Preferred Option:**



**Options based on discussions with the Village Attorney on November 21, 2019.**  
**Option 1 was recommended by staff and approved by the Economic Development Committee on December 4, 2019, and by the Planning and Zoning Commission at the February 8, 2020 Public Hearing.**

While a full analysis of the factors that have yielded to this reality is beyond the scope of this report, the Village has determined that it must act quickly to preserve and conserve the current mix of uses along this portion of East Quincy. In order to do so, a two pronged approach has been adopted by consensus:

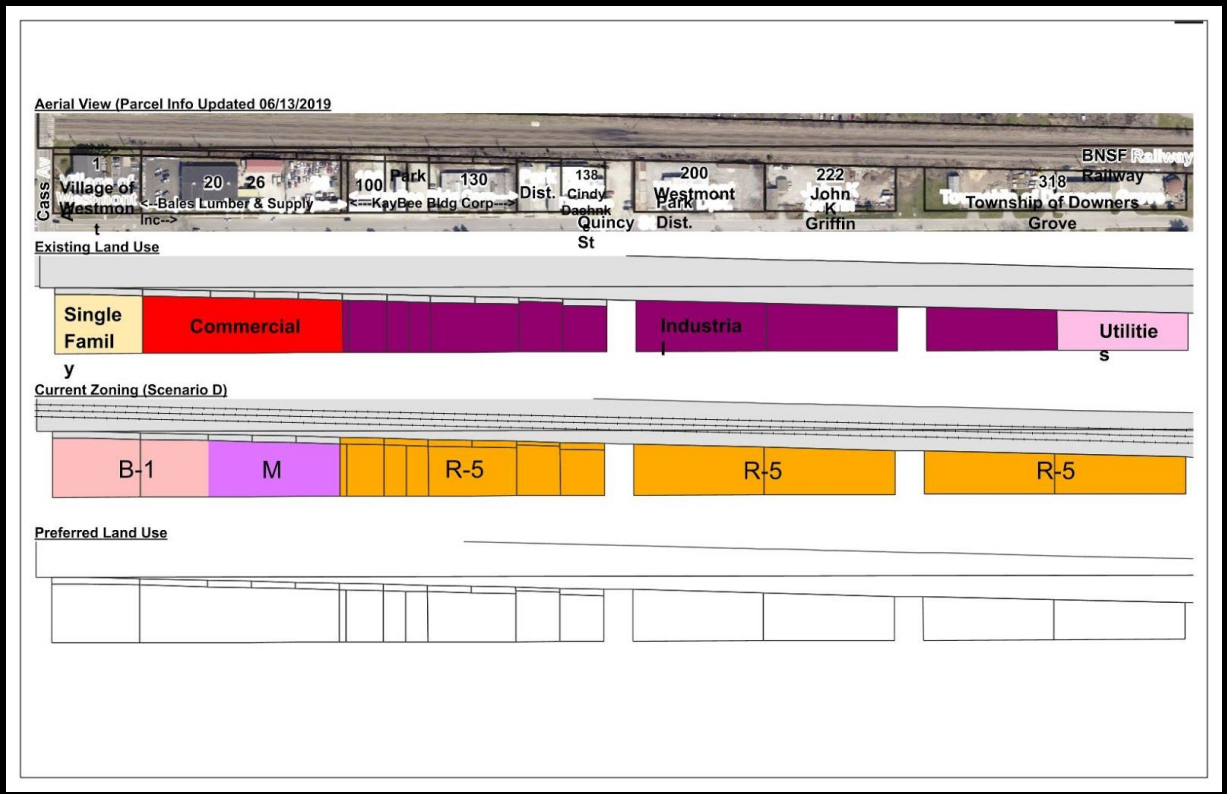
1. Creating a new limited industrial zoning district, and
2. Applying this new zoning district to existing uses along the corridor.

**C. Recommendations**

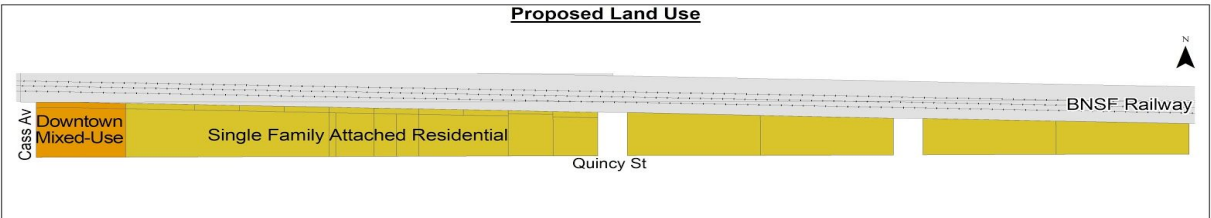
1. The Comprehensive Plan identified multi-family residential through the Proposed Land Use Map, as well as mixed-use zoning, though Subarea Plans Chapter 8. This discrepancy needs to be corrected to reflect the desire in the area to maintain the historical identity of the manufacturing uses along the corridor. Components of the Comprehensive Plan, such as the Subarea plan for the Central Business District, along with the Existing and Proposed Land Use Maps, will be amended as a preliminary step to the creation of a new zoning district to implement the planning orientations inherent in these documents.
2. Create a M-1 Limited Manufacturing District that provides for more compatible manufacturing-friendly uses, while discouraging expansion of existing uses and encouraging compatible uses to allow all present and future uses to co-exist. This proposal recognizes that the uses along the East Quincy corridor are not heavy industrial uses. Instead, they are low impact industrial uses, compatible

with the surrounding residential districts. Through discussions with the Village Attorney, staff determined that a viable option would be to create a limited manufacturing zoning district that would bring together industrial type uses that are compatible and that can co-exist with residential districts, such as the East Quincy corridor’s north-facing properties along the south.

Below is a map showing existing land uses and current zoning:

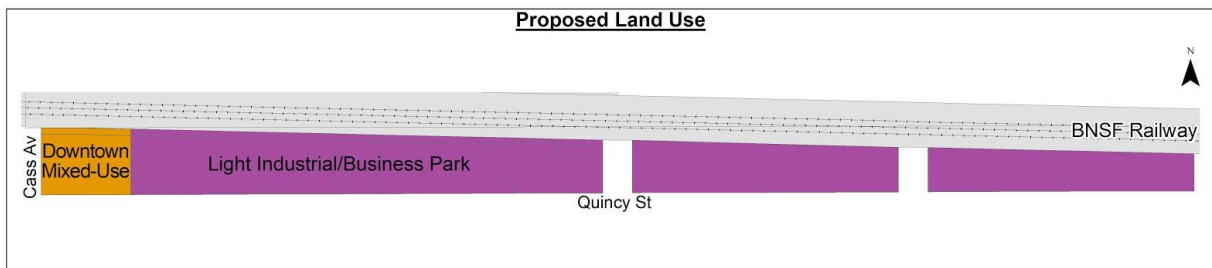


In order to remove the R-5 zoning for these properties, we first need to amend the Comprehensive Plan’s Proposed Land Use Map, below:



**Proposed Land Use - 2013 Comprehensive Plan**

The proposed Land Use Map Amendment is shown below:



### **Amended Proposed Land Use - 2020 Small Area Comprehensive Plan Amendment (current initiative)**

Once the Planning and Zoning Commission agrees to this proposed amendment, the zoning map and related text can be amended, by creating a zoning district conducive to recognizing the established land uses, discourage expansions of these uses, and encourage compatible land uses in the future. To this end, the M-1 Limited Manufacturing District has been created to accommodate ALL of the legally-existing land uses, in order to remove their nonconforming status and move the area to a more realistic development and redevelopment scenario going forward.

#### **D. Conclusion**

The purpose of the Comprehensive Plan Amendment initiative would be to reflect current market forces and the highest and best use for the properties along East Quincy Street by assuring that the Proposed Land Use Map reflects existing land uses along this corridor.

Doing so would bring this area into line with the policies inherent in the Comprehensive Plan that deal with encouraging mixed use and helping disparate uses coexist, while preserving the history of Westmont's land uses going forward.

#### **E. Legal**

Notification: Legal Notice was published in the Suburban Life Newspaper on December 19, 2020 in preparation for the January 8, 2020 Planning and Zoning Commission agenda. The item was tabled to February 12, 2020 and a new legal notice was not required.

#### **F. Other Actions:**

Staff conducted a neighborhood meeting for businesses and residents along East Quincy Street in order to ascertain the best zoning configuration. The meeting provided residents and property owners in the area with an opportunity to ask questions about zoning tools

and provide a land use plan approach that would work for all involved. It also presented various scenarios for proposed rezoning approaches and allowed residents the opportunity to provide input. Following that neighborhood meeting, Village reported back to the Economic Development Committee and Planning and Zoning Commission, which subsequently recommended approval for the Comprehensive Plan Amendment.